

126.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

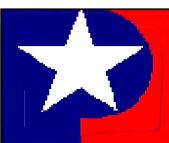
855,900 / 855,900

USE VALUE:

855,900 / 855,900

ASSESSED:

855,900 / 855,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38		BAILEY RD, ARLINGTON

Legal Description							User Acct
							81413
							GIS Ref
							GIS Ref
							Insp Date
							04/25/18

OWNERSHIP

Unit #:

Owner 1: FARESE ERNEST L & DOROTHY A	
Owner 2:	
Owner 3:	

Street 1: 38 BAILEY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Postal:	
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NARRATIVE DESCRIPTION	
This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	287,800	4900	6,859.	563,200	855,900		Year end	12/23/2021			
2021	101	FV	278,600	4900	6,859.	563,200	846,700		Year End Roll	12/10/2020			
2020	101	FV	278,600	4900	6,859.	563,200	846,700		846,700 Year End Roll	12/18/2019			
2019	101	FV	223,400	4900	6,859.	594,500	822,800		822,800 Year End Roll	1/3/2019			
2018	101	FV	223,400	4900	6,859.	438,000	666,300		666,300 Year End Roll	12/20/2017			
2017	101	FV	223,400	4900	6,859.	419,300	647,600		647,600 Year End Roll	1/3/2017			
2016	101	FV	223,400	4900	6,859.	388,000	616,300		616,300 Year End	1/4/2016			
2015	101	FV	217,600	4900	6,859.	325,400	547,900		547,900 Year End Roll	12/11/2014			

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EXTERIOR INFORMATION

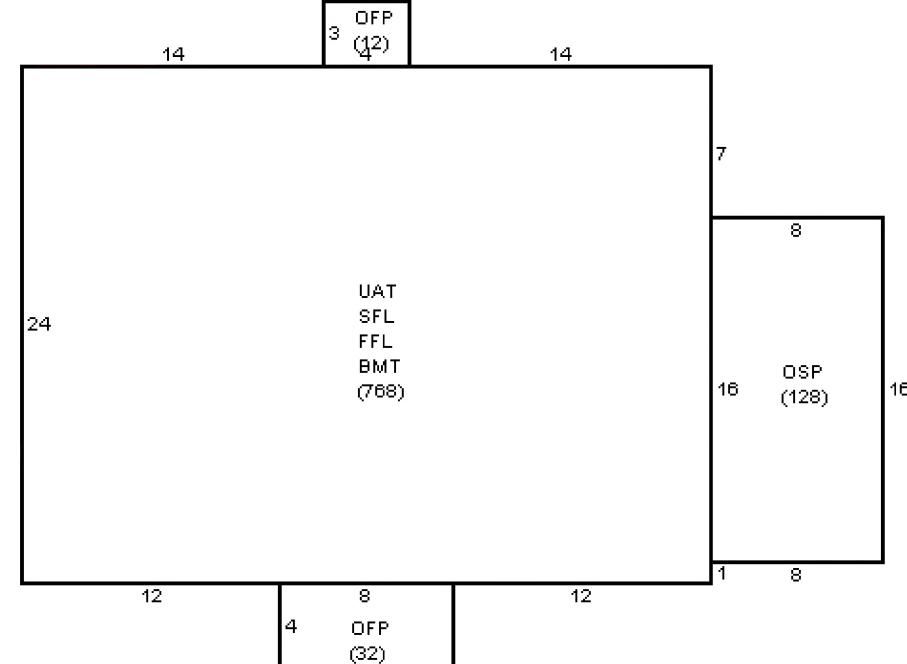
Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Fair
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	

% Own:	
Name:	

DEPRECIATION	
Phys Cond:	AV - Average 31%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	31%

CALC SUMMARY	
Basic \$ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99495000
Adj \$ / SQ:	172.492
Other Features:	55250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417153
Depreciation:	129318
Depreciated Total:	287836

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr: 189.74
Special Features: 0	Val/Su Net: 107.87
Final Total: 287800	Val/Su SzAd: 187.37

PARCEL ID	126.0-0007-0008.0
Size Ad	1536

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	101			4,900			4,900

More: N

Total Yard Items: 4,900

Total Special Features:

Total: 4,900

